

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, April 4, 2018

The meeting was called to order by Board Chairman, Paul Kuhl at 7:00 p.m. with a statement of compliance with the Open Public Meetings Act.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Gina Fischetti, Steve Stegman, Dave Morgan, John Miller, Ken Rogers, Michael Biase Filomena Hengst, Paul Kuhl and Mayor DeVecchio.

Absent:

Also Present: Attorney Timothy Korzun Alternate Engineer Ian from VanCleeef and Board Planner Emily Goldman were present at the meeting.

APPROVAL OF MINUTES – January 4, 2018

No action was taken. This has been carried to the May meeting.

APPROVAL OF TIME EXTENSION

80 Wilson Street
Block 1054 Lot 6
Talbot Homes

The applicant, Talbot Homes, has requested a one year time extension from its original approval.

Dave Morgan made a motion to deem the application complete. Michael Biase seconded the motion. A unanimous roll call vote denying the action was taken by all members present.

MOTION CARRIED.

TIME EXTENSION REQUEST

North Franklin and Church Street
Block 1076 Lot 14
JMG Builders

The applicant, JMG Builders, has asked for a 6 month time extension from its original approval. This is the third time request for this particular property.

The property is currently under contract for purchase and will be closing at the end of April.

Steve Stegman made a motion to grant the time extension. Dave Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Ken Rogers was abstained from voting.

MOTION CARRIED.

COMPLETENESS

42 York Street
Block 1026 Lot 9
Weinstein

Eric Rupnarain was present at the meeting and advised the Board members that they will comply with the outstanding issues in Bob Clerico's review letter. However, they are asking that the Board grant a conditional completeness so that they can move forward with the public hearing at the May meeting.

Dave Morgan made a motion to grant a conditional completeness, based on the statement given by Mr. Rupnarain. Steve Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

CONDITIONAL USE VARIANCE

6-8 North Union Street
Block 1039 Lot 5
Woodrose Properties

Woodrose Properties was before the Board in 2016 for an approval of a restaurant on the lower level and the conversion of office space to residential apartment on the second level.

While the construction of the restaurant has already begun, the work on the second level has not. The applicant is now seeking approval to go from the previously approved apartment to an artist's studio and gallery on the second floor.

The applicant is unable to accommodate the second means of egress that is required for the apartment use. The neighboring properties will not permit access for an emergency use.

Mr. Torricelli stated that the current waterlines are not adequate enough to supply to the second floor if installing a sprinkler system.

With this new request they are required to supply five parking spaces. This is not possible as the property has no off street parking available.

Mr. Torricelli stated that his property located at 63 Bridge Street is not currently using two of the spaces there and is willing to reallocate those spaces to the property located at 6-8 North Union Street.

However, the property at 63 Bridge Street was also previously part of a Board approval and it also required a parking variance.

Brendan Brew stated that the restaurant was approved for a total of 48 seats but that they are only using 44 at this time. It should be noted that the approval for the restaurant was based on the square footage of the area, not the number of restaurant seats.

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Dave Morgan made a motion to grant the approval based on the review of the resolution from 63 Bridge Street. Michael Biase seconded the motion. A roll call vote in favor of the motion was taken by all members present, with six affirmative votes and two negative votes by Steve Stegman and Ken Rogers.
MOTION CARRIED.

PAYMENT OF BILLS

Dave Morgan made a motion to pay bills, so long as funding was available. Ken Rogers seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

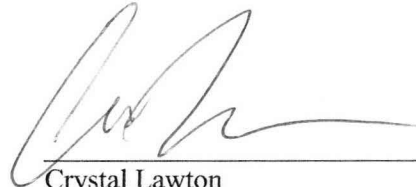
ADJOURNMENT

Dave Morgan made a motion to adjourn the meeting at 8:38 pm. John Miller seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,



Paul Kuhl
Chairman



Crystal Lawton
Administrative Officer